



Planning Statement

Stonehurst North Lodge, Selsfield Road, Ardingly, RH17 6TN

Application to discharge pre-commencement conditions 4, 5, 6, 7, 8, 9, 10, 12 & 13 relating to the Householder Planning Consent approval reference DM/25/1533, for *'Construction of an infill extension. Conversion of an existing garage bay into habitable accommodation at ground and first floor. New conservation style rooflight, replacement garage doors and new fenestration. Relocation of existing oil tank. New air source heat pump (ASHP) and replace existing paved drive with gravel.'*

At

Stonehurst North Lodge, Selsfield Road, Ardingly, RH17 6TN

Planning Statement

on Behalf of

Mr & Mrs Edge

January 2026

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1. Introduction

1.1 This is a Planning Statement prepared to accompany an application to discharge conditions 4, 5, 6, 7, 8, 9, 10, 12 and 13, relating to the Householder Planning Consent approval reference DM/25/1533, at Stonehurst North Lodge, Selsfield Road, Ardingly, RH17 6TN.

1.2 The application description reads as follows:

'Construction of an infill extension. Conversion of an existing garage bay into habitable accommodation at ground and first floor. New conservation style rooflight, replacement garage doors and new fenestration. Relocation of existing oil tank. New air source heat pump (ASHP) and replace existing paved drive with gravel.'

1.3 A separate Discharge of Conditions planning submission has been made for the discharge of the pre-commencement Full Planning conditions. The details supplied for both applications have been developed in unison, and there will be some overlap in the information submitted for both applications.

2. Planning Conditions

2.1 The wording of the relevant conditions is as follows:

Condition 4

Prior to the installation of any new or altered windows and external doors hereby approved, detailed drawings at an appropriate large scale shall be submitted to and approved in writing by the Local Planning Authority. These drawings shall include sections, annotations showing materials and finishings. The works shall thereafter be carried out in accordance with the approved details.

Condition 5

Prior to the installation of any garage doors hereby approved, detailed drawings at an appropriate large scale shall be submitted to and approved in writing by the Local Planning Authority. These drawings shall include sections, annotations showing materials and finishings. The works shall thereafter be carried out in accordance with the approved details.

Condition 6

Prior to the construction of the infill extension hereby approved, detailed drawings at an appropriate scale shall be submitted to and approved in

writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Condition 7

Prior to the installation of any rooflights hereby approved, detailed drawings at an appropriate scale shall be submitted to and approved in writing by the Local Planning Authority. These drawings shall include reference to the context of the surrounding roof slope and set above the retained rafters of the underlying roof structure. These drawings shall include sections, annotations showing materials and finishings. The works shall thereafter be carried out in accordance with the approved details.

Condition 8

Prior to the alterations of the existing windows and the installation of any double-glazed units hereby approved, detailed drawings at an appropriate large scale shall be submitted to and approved in writing by the Local Planning Authority. These drawings shall include sections, annotations showing materials and finishings as well as typical examples of the depth of reveal, window arches and sills, and glazing bars. The works shall thereafter be carried out in accordance with the approved details.

Condition 9

Prior to the commencement of the development hereby permitted, details of the roofing and facing materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Condition 10

Prior to the commencement of the development hereby permitted, details of the proposed hard landscaping material to the courtyard at an appropriate scale shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Condition 12

Prior to commencement of any works which will impact the breeding / resting place of bats: submission of a copy of ep mitigation licence or evidence of site registration under a bat mitigation class licence for bats. Any works which will impact the breeding/ resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either:

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- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
 - c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Condition 13

Prior to any works above slab level, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Bat Scoping Report (The Ecology Coop, March 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions to achieve stated objectives;*
- b) locations of proposed enhancement measures by appropriate maps and plans; The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.*

3. Conclusion

- 3.1 The drawings and information submitted herein are deemed to cover every aspect of the scheme, and provide the information required according to the wording of the conditions. Therefore, the documentation submitted herein will enable each condition to be discharged in full, allowing the works to lawfully commence.